INDIANA COLLECTION
Historic Landmarks
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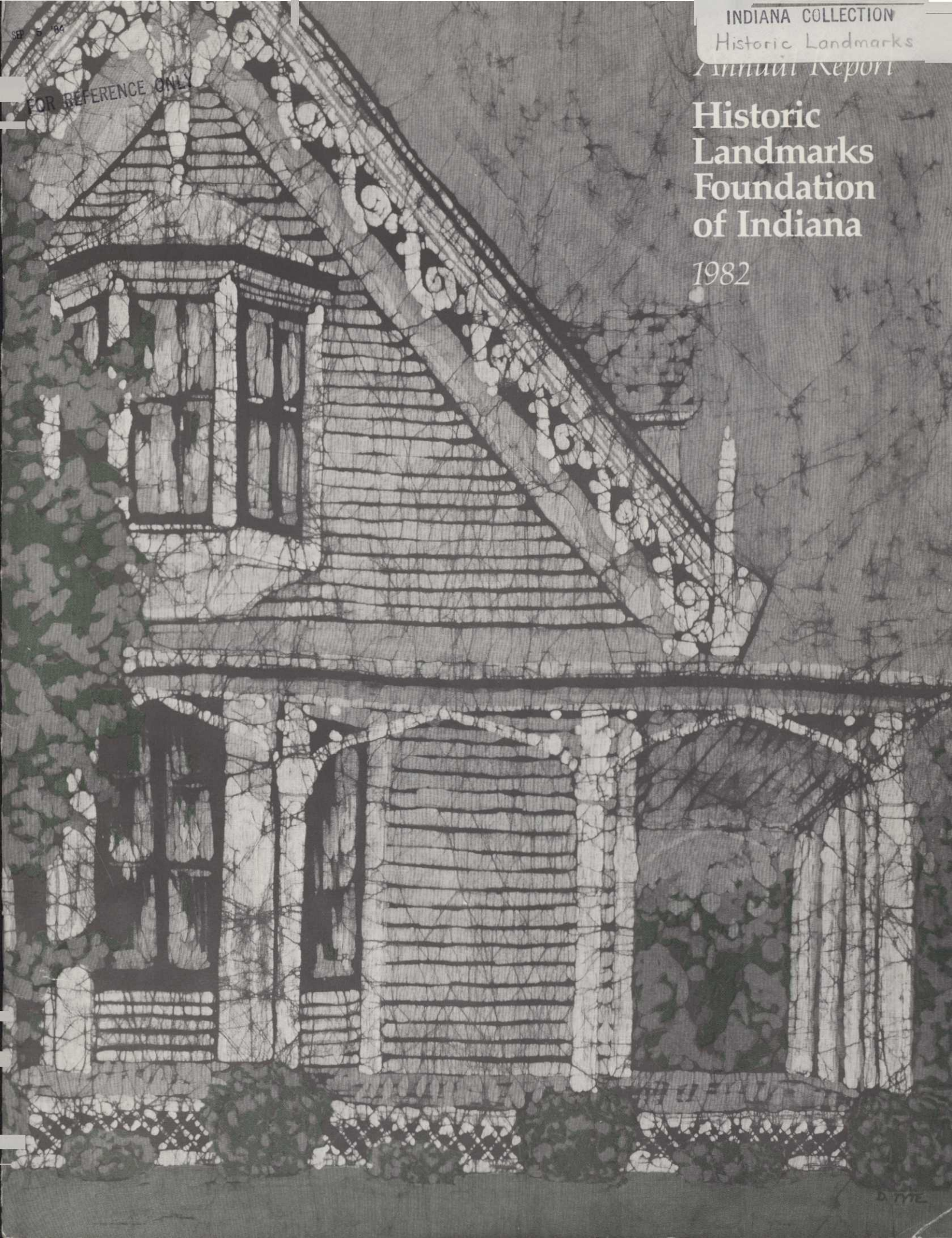
Annual Report

Historic Landmarks Foundation of Indiana

1982



1982 ANNUAL REPORT

Historic Landmarks Foundation of Indiana

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Telephone: 317-926-2301

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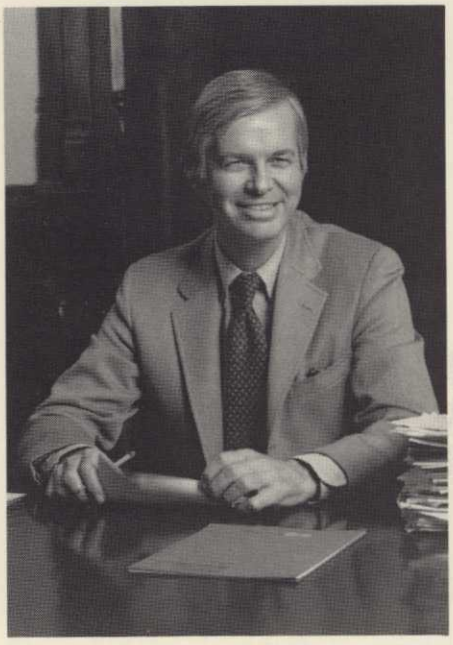
A MESSAGE FROM THE PRESIDENT



Protecting Indiana's abundant architectural resources is a tall order. Retaining the diversity of the state's architecture—in styles, building types, historical associations—challenges this organization to develop strategies that effectively and productively preserve our significant buildings.

This is Historic Landmarks Foundation of Indiana's first published annual report. Although it covers 1982-83, in most cases the material reaches beyond that span in order to set the stage for the past year's preservation record.

Throughout the report, the reader will find repeated emphasis placed upon our efforts to strengthen local preservation programs. Each community—be it rural town or urban center—has its own pride of place. Indiana's landmarks are, first and foremost, local landmarks. Realizing this, we promote the formation and support of local preservation organizations to preserve local architectural heritage.

The strategy of helping others to help themselves is in keeping with the philosophy of HLFI's founder, the late Eli Lilly, who believed that this nonprofit organization should do "good works" throughout the state. In this spirit and supported by his generosity, we strive to create a growing and effective statewide historic preservation program.

Our record over the past year is best measured by how effectively we have assisted local efforts to manage the changing environments of their communities. This goal tests our perceptions and skills as well as our budget. Not only must we keep our older structures standing, but make them an integral part of the growth and progress of Indiana's communities.

J. Reid Williamson, Jr.
President

April 1983

DEVELOPMENT ACTIVITIES

Building the base

The function of the development office is to insure that HLFI will possess the constituency and the financial resources to maintain its existing programs and meet its commitment to future generations.

The base of the support "pyramid" is membership, and its tip is the long-range philanthropy that is generated by member interest. It is the size of our membership constituency that enables HLFI to exert influence on public policy, and it is the interest of that constituency which permits us to disseminate information to further the preservation movement in communities throughout the state.

HLFI's membership has increased from approximately 1,700 in 1981 to 2,300 in 1982. Since many of the memberships include husband and wife, we estimate that HLFI now has an actual constituency of nearly 4,000 individuals.

The demand for our services and financial assistance has increased even more rapidly. In recognition of the need to expand and diversify the sources of support for preservation activities, the development department undertook an in-depth survey in 1982 to obtain demographic profiles and attitudinal information on the individuals most likely to support the philosophy of preservation.

Funded by an $8,000 challenge grant from the National Trust for Historic Preservation, matched by equal contributions from a number of corporations and HLFI members, a total of 700 telephone interviews were completed for tabulation in March 1983. The findings of the study will help identify our priorities for the next decade and direct our efforts to greatly expand the preservation constituency in Indiana over the next five years. The published survey report will also be made available to other preservation groups throughout the country.

Chairman Earl Capehart welcomes Mrs. John T. Gibson of Washington, DC, to HLFI's 1982 Annual Meeting and Membership Dinner in Indianapolis. Mrs. Gibson, a Dearborn County native, traveled farthest to attend the event.

Ensuring the future

Perhaps the most challenging undertaking of the development office has been the establishment of a formal Planned Giving Program over the past three years. The fruits of our effort began to be measurable in 1982 as we worked with a number of individual donors who expressed an interest in making some provision for the future of HLFI in their overall estate planning.

HLFI employs a professional consultant to help donors assess the tax implications of various planned giving strategies in order to achieve their philanthropic and estate planning objectives. This service is available without charge to our members, and is conducted in the strictest confidentiality.

In addition to individual counseling, HLFI last year conducted a series of estate planning seminars for financial advisors in South Bend, Lafayette, Logansport, and Indianapolis. Information on planned gift strategies has also been disseminated through a regular column in **The Indiana Preservationist,** and a number of special pamphlets and articles prepared by the development office.

The Charitable Remainder Annuity Trust
...a gift that pays you life income
By CONRAD TEITELL, LL.B., LL.M.
CAPITAL GAINS
* new tax rules
* charitable gifts of appreciated property – special benefits
basics of taxwise giving
By CONRAD TEITELL, LL.B., LL.M.
Latest Tax Rules
For your own lifetime benefit
For your family
For your favorite charities
by CONRAD TEITELL, LL.B., LL.M.
THE CHARITABLE LEAD TRUST
A WISE WAY TO BE A PHILANTHROPIST AND PASS WEALTH TO FAMILY MEMBERS FREE OF GIFT AND ESTATE TAXES
BY CONRAD TEITELL, LL.B., LL.M.
THE DEFERRED PAYMENT GIFT ANNUITY
NEW HIGHER RATES
...a charitable gift that gives you guaranteed retirement income and a tax deduction now
By CONRAD TEITELL, LL.B., LL.M.
charitable remainder unitrusts
a gift that pays you life income
By Conrad Teitell, LL.B., LL.M.
NEW HIGHER RATES
THE CHARITABLE GIFT ANNUITY
...a gift that pays you guaranteed income for the rest of your life
By CONRAD TEITELL, LL.B., LL.M.
HISTORIC LANDMARKS FOUNDATION OF INDIANA
3402 Boverd Place
Indianapolis, In. 46208
(317) 926-2301

A series of professionally-prepared pamphlets explains various planned giving strategies to HLFI's members and friends.

Strengthening the network

The development department also acts as the liaison between HLFI and its Affiliates. The Affiliate Program, inaugurated in 1978 to foster strong local preservation organizations in communities throughout the state, enables HLFI to maintain a close working relationship with groups who are engaged in preservation at the grass-roots level.

As of April 1983, thirteen local groups had met the criteria and been accepted as official Affiliates of Historic Landmarks Foundation of Indiana. In return for an annual fee of $4 per member, the nearly 700 members of these organizations receive all of HLFI's publications in addition to their own. This has proved to be a highly effective method of keeping the members informed of developments at the state and national levels that may affect their efforts at the local level.

In the fall of 1982, the Affiliates formed a statewide council which is now represented on HLFI's board of directors. Comprised of one delegate from each Affiliate, the council provides a much needed forum for the exchange of information and experience. In 1982, the Affiliate Council expanded its role by undertaking a project to benefit all communities.

Last fall, the council conducted a survey which indicated that there was immediate need for some method of providing more training to members of local historic district commissions to improve their effectiveness and increase their self-confidence in making design review decisions for historic districts.

To fill the void, the Affiliate Council is sponsoring the first statewide training conference for historic district commissions on April 23, 1983. Entitled "The Promises and Pitfalls of Historic District Commissions," the conference is being staged in cooperation with HLFI and several state agencies and professional organizations.

HLFI Affiliates

Auburn Improvement Association
Auburn

Bloomington Restorations, Inc.
Bloomington

Greenfield Historic Landmarks, Inc.
Greenfield

Heritage Preservation Society of Putnam County
Greencastle

Historic Knightstown, Inc.
Knightstown

Historic Muncie, Inc.
Muncie

Home Towne Heritage
Shelbyville

Huntington Alert
Huntington

Riverside Neighborhood Improvement Fund, Inc.
Evansville

Seymour Heritage Foundation, Inc.
Seymour

Southold Heritage Foundation, Inc.
South Bend

Wabash Valley Trust for Historic Preservation
Lafayette

Serving our members

The development office provided a number of free consultations on fund raising and membership development to HLFI's Affiliates and other preservation organizations. This assistance has been further augmented by HLFI's new Supplemental Funding Assistance Program.

Other activities planned for members during the past year include the annual Christmas Gala at the Morris-Butler House and the best-attended Annual Meeting and Membership Dinner in HLFI's history last April at the Murat Temple in Indianapolis.

The development office also assisted Marian College in presenting a free lecture series on architect William L. Price by Dr. George E. Thomas of the University of Pennsylvania. The lectures were followed by open houses in the Allison and Stokely Mansions, which were designed by Price shortly after the turn-of-the-century and are now part of the Marian College Campus.

Development director Jan Finney (center) chats with guests at the Christmas Gala, a popular event for members held annually at HLFI's Morris-Butler House.

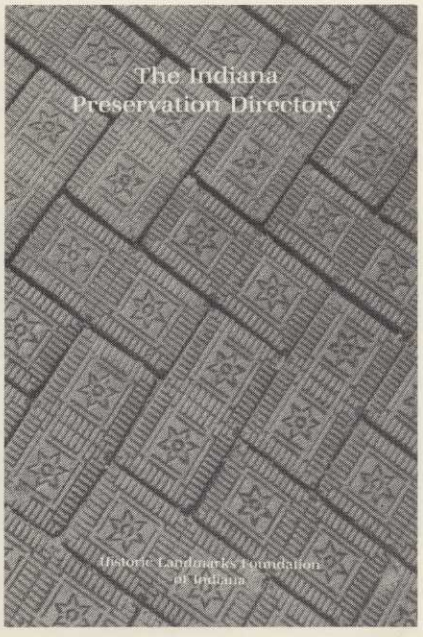
ORGANIZATIONAL ASSISTANCE

Growing to meet the demand

In recognition of the increasing interest in historic preservation throughout the state and as evidence of our continuing effort to bolster local preservation efforts through the organization of local groups, HLFI recently published a handy fifteen-page directory of nonprofit organizations and historic district commissions in Indiana.

The first annual **Indiana Preservation Directory** lists forty-eight nonprofit preservation groups and fifteen public preservation agencies. HLFI sponsored the establishment of twenty-one of the nearly fifty community-wide nonprofits, and greatly assisted in formation of another half-dozen. Of the fifteen public agencies, HLFI had a direct hand in establishing five.

It is interesting to note—and indicative of the movement's growth—that since the directory was published in January 1983, two new nonprofits (in Charlestown and Cass County) and one new commission (Hammond) have been established.



Growth of organized preservation movement in Indiana

	1974	1983
Nonprofit organizational members of HLFI	20	91
Local historic preservation nonprofits	14	50
Professionally staffed local nonprofits	2	8
Professionally staffed (part-time) local nonprofits	0	2
Local preservation/historic district commissions	3	16

HLFI works with members of Indiana Preservation Advocates to ensure that state legislation reflects concern for Indiana's historic architecture.

Lobbying for preservation

An important statewide group was formed during the year to assist in furthering preservation interests. Indiana Preservation Advocates, incorporated as a statewide lobbying organization, has set up a network of representatives assigned to Indiana's ten congressional districts.

In addition to assisting Preservation Action with national legislative issues, the network devoted time and attention to Indiana's legislative process, chiefly in promoting the effort to strengthen the two-year-old Division of Historic Preservation and Archaeology [DHPA] of the Department of Natural Resources [DNR].

Cooperating with our counterparts

During the year, DNR's newest division streamlined the National Register nomination process while at the same time expanding—from five to nine—the membership of the State Review Board. The review board is responsible for approving the passage of National Register nominations to the federal level.

The Economic Recovery Tax Act of 1981, also known as ERTA, more than doubled DHPA's tax act certification workload in 1982. The same period saw a flood of new National Register nominations, especially for historic districts.

HLFI president Reid Williamson (left) joined Rep. Richard B. Wathen of Jeffersonville to witness Governor Orr's signature creating DHPA. Rep. Wathen, one of the bill's sponsors, is a member of HLFI's board of directors.

To assist in expediting both certifications and nominations, and to help alleviate the mounting backlog, HLFI provided for an intern position within the DHPA office. Consideration is currently being given to expanding the internship program by using survey and planning funds from the Department of the Interior to match HLFI's contribution.

"Notice—Historic Building"

In 1982, Indiana's Administrative Building Council [ABC] agreed to favorable modifications in its rules governing the treatment of historic structures. The changes were requested by HLFI, the Indianapolis Historic Preservation Commission, Indianapolis Department of Metropolitan Development, and preservationists and building officials elsewhere in the state.

Under the new rules, any building or landmark listed in the National or State Register of Historic Places or determined eligible for listing in the State Register by the Division of Historic Preservation and Archaeology may be exempt from requirements that conflict with historic accuracy.

Prior to the recent changes, such buildings were also required to post a sign carrying the rather ominous heading, "Warning—Historic Building." The rules now call for the sign to display the less alarming heading, "Notice—Historic Building," followed by the message: "Because historic accuracy is a prime consideration in its preservation and use, this building may not comply with contemporary construction and fire safety requirements."

The modifications further allow the lettering on the sign to be scaled down from the previous one-inch height to one-half inch, thereby reducing the sign's negative impact on renovation and restoration projects.

Downtown Indianapolis' Circle Theatre will be renovated as the home of the Indianapolis Symphony Orchestra, thanks to the work of Circle Theatre Associates. HLFI was one of three founders of the Circle-saving group.

Reviving the Circle

During the year, the future of the Circle Theatre on Monument Circle in downtown Indianapolis took a giant step forward when the Indianapolis Symphony Orchestra announced its intention to renovate the theatre as its symphonic hall. This decision culminated two-and-a-half years of intensive work by local preservation interests, beginning with the controversy surrounding the building's listing in the National Register of Historic Places in January 1980.

Late in 1980, after the Rubush and Hunter-designed building was purchased by Indianapolis Power and Light Company, three organizations—HLFI, the Junior League of Indianapolis, and Commission for Downtown—formed Circle Theatre Associates. The new group took an option on the building from IPL and began a concentrated effort to find a use for the 1916 movie palace and the renovation funds to accommodate that use. With a loan of $44,500 from HLFI, Circle Theatre Associates began studying potential uses and restoration requirements, and commissioned design renderings and cost analyses.

The ISO had been looking on with interest and awaiting the results of the feasibility studies. The outcome was favorable and the symphony agreed to assume CTA's option with IPL and repay HLFI's initial loan.

With assistance from the Commission for Downtown, the Indianapolis Symphony Orchestra has embarked on an ambitious fund-raising campaign with the goal of reopening the theatre as its new house in the fall of 1984.

FUNDING PROGRAMS

Circulating the resources

HLFI's Statewide Revolving Loan Fund was established in 1977 with an allocation of $150,000 from a bequest by our major benefactor, the late Eli Lilly, and its capital has been increased several times since then. The purpose of the fund is to allow a local nonprofit preservation organization to purchase an endangered historic property with a combination of HLFI loan money and local dollars.

After performing any necessary exterior stabilization work, the group resells the building with covenants attached to the title to ensure the building's protection against demolition or inappropriate change. Upon resale of the property, the local organization repays HLFI's loan to the fund pool so that the money can be used again on another project elsewhere in the state.

Over the past several years, increased demand from a growing number of nonprofits led to an increase in the Statewide Revolving Loan Fund to the current level in excess of $470,000. During this period, nearly $680,000 has been loaned to nineteen organizations in order to save twenty-seven properties.

In the past year, the Statewide Revolving Loan Fund Committee has approved six loans totaling $182,000 to the following local preservation organizations:

Huntington Alert, Inc.	$12,500
Beiger Heritage, Mishawaka	$30,000
Wabash Marketplace, Wabash	$50,000
Vincennes Preservation, Inc.	$40,000
Historic Muncie	$20,000
Riverside Neighborhood Improvement Fund, Evansville	$30,000

Assistance from our Statewide Revolving Loan Fund enabled Bloomington Restorations to transform the Morgan House (left, "before" and "after").

A project closely allied to the Statewide Revolving Loan Fund concerned the preservation of a historic building in Greencastle. The Fleenor Building, a dilapidated nineteenth century commercial building on a prominent corner of Greencastle's courthouse square, occupies the site of Colonel Eli Lilly's first drugstore. Heritage Preservation Society of Putnam County, the local preservation group, purchased the building with a loan from HLFI's revolving fund.

Augmented by equal grants from both Lilly Endowment and Eli Lilly Company, HLFI increased its original loan to provide the venerable structure with a complete facelift. At the same time, HLFI and Heritage Preservation Society combined to open a joint office in the rear of the restored 1865 structure. This cooperative venture enabled HLFI to provide for a part-time representative to serve the western portion of the state. It also aided in the quick rental of the main portion of the building, now a ladies apparel shop with a beautifully redone interior.

Anne's Fashion Corner rented space in the Fleenor Building even before the exterior restoration work was complete.

A Lafayette preservation group set an Indiana precedent with a project initiated last year. The nonprofit Wabash Valley Trust for Historic Preservation, acting as general partner, formed a limited partnership to develop a property it had previously purchased through an HLFI revolving fund loan. HLFI allowed Wabash Valley to refinance its loan in order to make the project work.

Representatives of the Lafayette Redevelopment Commission, Community Development Department, and Wabash Valley Trust stand proudly on the threshold of a rowhouse on Ferry Street in Lafayette. Wabash Valley Trust is acting as general partner in the development project, with help from a refinanced HLFI revolving fund loan.

Money in the bank

In addition to the Statewide Revolving Loan Fund, HLFI operates a Loan Guarantee Program to allow qualified nonprofits to leverage local construction financing from HLFI deposits placed in local lending institutions. Southold Heritage Foundation, a South Bend preservation group with an excellent track record, received the first loan under this program.

Promoting self-sufficiency

Having adopted the strategy of preserving Indiana's historic architecture through the formation of local nonprofit groups, HLFI took another step in 1982 to offer tangible assistance to community preservation organizations. We set aside $6,000 for the Supplemental Funding Assistance Program to aid local groups in becoming more financially self-sufficient.

Applicants to the fund who meet certain criteria may apply for grants up to $1,500 on a three-to-one matching basis ($3 HLFI to $1 local) to conduct fund-raising efforts. Membership drives, capital campaigns, and special fund-raising events are eligible activities under the new program.

Three organizations received money in 1982 from the Supplemental Funding Assistance Program. Heritage Preservation Society of Putnam County was awarded $300 for the publication of a new membership brochure. Historic Cannelton used a $455 grant to produce a publication that describes the group and is used as a solicitation piece. Logansport-Cass County Preservationists matched a $500 grant from the new fund with $350 from Logansport-area corporate donors. Applications to the program are pending from Historic Muncie and Arch, Inc., of Fort Wayne.

PRESERVATION SERVICES

Responding to needs

Over the past year, the scope of HLFI's Preservation Services office has expanded with the increasing public interest in historic preservation. In addition to overseeing the maintenance and restoration of all HLFI properties, monitoring easement properties, and managing our state survey program, Preservation Services staff have responded to requests for technical assistance, on-site consultations, and lectures throughout the state.

The Preservation Services office has noted an enormous increase in requests for information and technical assistance relating to certified rehabilitation and the 25% investment tax credit. Preservation Services has also fielded inquiries on subjects from paint removal to pigeon removal, from paint color selection to built-in gutter repair. Many inquiries have led to consultation visits at sites ranging from log structures to large public buildings.

In some cases, requests for technical assistance have led HLFI to take a more active consulting role, from the preparation of National Register nominations to our coordination of North Vernon's downtown facade renovation program.

Working with the state's preservation staff, HLFI advised restorers of the Old Dutch Church, a log structure near Ellettsville, during a consulting visit.

After its renovation according to HLFI specifications, the facade of North Vernon's Miller's Building Center (above, "before" and "after") looks more like its original self. The multi-colored paint scheme and eye-catching signage should draw attention—and new customers.

Designing for the future with the past in mind

Drawing upon our years of experience in small town revitalization gained through the town tour program, HLFI successfully introduced preservation-inspired storefront design in North Vernon, a small railroad crossing town in southeastern Indiana.

In early 1982, the city of North Vernon retained HLFI to provide low-cost design assistance for a major downtown facade renovation and apartment rehabilitation program. Under the direction of HLFI's Preservation Services department, a consultant prepared plans and specifications for the restoration of fifteen storefronts, representing an expenditure of approximately $50,000.

The work, which for the most part involves cleaning, painting in period schemes and creating compatible new signage, has created a sense of pride and excitement in this early Jennings County town. In addition to the storefront and upstairs apartment rehabilitations, the three-year $1.8 million HUD-financed project provides for landscaping of public parking lots, and installation of new sidewalks and street furniture.

Today, work is in progress at six sites in downtown North Vernon, and plans have been drawn up for the remaining nine buildings targeted in phase I. HLFI is currently engaged in contract discussions with the city concerning the renovation of an additional thirty buildings in phase II.

Revitalizing small-town downtowns

Architectural awareness and small-town revitalization are still the main objectives of HLFI's popular nine-year-old town tour program. More than forty communities have benefited from the program since its beginning in 1975.

Last year, however, in an effort to make the town tour concept even more beneficial, HLFI teamed with students and faculty in the Community Assistance Program of Purdue University's Department of Landscape Architecture to create a program that gives the towns a published report and a head start on accomplishing their preservation, design and economic development objectives.

In 1982, HLFI sponsored student design and inventory studies of Seymour, Rensselaer, Attica, Covington, West Lebanon, Veedersburg, Pine Village, and Hillsboro. Research findings and conclusions resulting from studies of the latter five communities are being published as a single rural study report.

As part of the survey and design process of the revamped program, the students are required to identify or assist in establishing a local organization to work toward realization of the plan. An indication of the new town tour program's success is already visible in Rensselaer, where the Chamber of Commerce implemented a portion of the plan before the end of the students' semester.

Mary Margaret Barr Koon and her attorney present HLFI's Reid Williamson (left) with the document granting us an easement on her house at 324 East Arch Street in Portland. By donating the easement, Mrs. Barr Koon ensures the protection of her Italianate home against insensitive exterior changes.

Ensuring perpetual protection

In 1982, HLFI's board of directors approved the creation of an Easement Monitoring Fund. The donation of an easement to HLFI enables the owner of a historic property to protect it forever against demolition or inappropriate exterior change. In addition, as a result of the Tax Act of 1980, the donor of a scenic easement to HLFI derives income tax benefits if the building is a certified historic structure. The donor may reap further benefits in the reduction of estate and property taxes.

In granting an easement, the donor does not restrict the future use of the property or limit subsequent real estate transactions such as sales, leases and lease-hold improvements. Because of the anticipated increase in easement donations, and because HLFI's acceptance of an easement is a binding perpetual responsibility, the board established the Easement Monitoring Fund.

Although we have no financial responsibility for the care and maintenance of the exterior of buildings upon which we hold easements, prudence demanded that we devise a method for defraying the expense of an annual visual survey of these properties throughout the state.

The new plan calls for the donor of an easement to also provide a cash contribution to the Easement Monitoring Fund. The interest derived from the fund is used to finance the monitoring program, safeguarding the property against easement violations.

HLFI received four easements during the past year, including a masonry Italianate house in Lafayette; a lovely Victorian residence in Portland; a fine carriage house in an Indianapolis historic district; and a late nineteenth century apartment building on Meridian Street in Indianapolis.

PRESERVATION SERVICES

On the advice of the Wabash Valley Trust for Historic Preservation, Mr. and Mrs. Robert McIlwain of Lafayette recently donated a facade easement on their handsome Italianate home to HLFI. The Wabash Valley Trust has agreed to monitor the property for us.

Historic Landmarks Foundation of Indiana has been granted and monitors exterior easements on the following historic properties:

Bloomington
Morgan House, 532 N. Walnut Ave.

Centerville
Morton's Row, 107-111 S. Morton Ave.

Columbus
Cottage, 1316 Franklin Street

Corydon
Bandstand and tourist center

Evansville
Reitz Home, 224 S.E. First St.

Fort Wayne
Edsall-Brown-Wise House, W. Berry St.
Sponhauer House, 4015 W. Berry St.

Greencastle
Fleenor Building, 14 S. Indiana St.
Lueteke-Cowgill House

Hanover
John Finley Crowe House

Huntington
Mayne Building, Jefferson St. and Etna Ave.

Indianapolis
The Athenaeum, 401 E. Michigan St.
Baker House, 529-531 E. 15th St.
Big Run Baptist Church
Ovid Butler House, 1306 N. Park Ave.
Christian Home, 4200 Brookville Rd.
Conde-Pruitt-Price House, 1438-1440 N. Park Ave.
Eden-Talbott House, 1336 N. Delaware St.
Griffith-Seidensticker House, 1231 N. Alabama St.
Howland Manor, 3753 N. Meridian St.
Russell-Perry-Miller House, 1221 N. Delaware St.
Schnull-Rauch House, 3050 N. Meridian St.
Test Carriage House and lot, 791 Middle Drive, Woodruff Place
813 West Drive, Woodruff Place
980 West Drive, Woodruff Place

Jasper
Gramelspacher-Gutzweiler House, 7th and Main Sts.

Lafayette
612-614 Ferry Street
620-622 Ferry Street

Mishawaka
Cottage, 900 Lincolnway West

Muncie
Emily Kimbrough House, 715 E. Washington St.

Richmond
Korthouse-Minner House, 602 S. E St.

Smithville
Mt. Ebal Church, Fairfax Rd.

South Bend
Copshaholm Fence, 808 W. Washington St.
Lynk House, 121 N. Studebaker

Terre Haute
Dewees-Preston-Smith House, 1339 Poplar St.

Surveying the territory

Since 1975, HLFI has assisted the Division of Historic Preservation and Archaeology [DHPA] of Indiana's Department of Natural Resources in conducting the Indiana Historic Sites and Structures Inventory. The program—a comprehensive survey of the state's historically and architecturally significant buildings and sites—has been financed jointly by HLFI and the U.S. Department of the Interior with funds administered by the State Historic Preservation Officer through DHPA.

HLFI has published survey results, in the form of interim reports, for fifteen of the twenty-one counties inventoried since 1975. Our work program for 1983 includes publication of the six remaining interim reports, as well as the survey and interim report for Ripley County.

Six county surveys and four city inventories have been funded and conducted by cities, local agencies and private organizations other than HLFI. The goal of the inventory is to survey all ninety-two counties in Indiana.

In addition to its value as a record of Indiana's physical resources, the state survey identifies buildings and districts that should be nominated to the National

*Boone County residents line up to purchase a copy of the **Boone County Interim Report** after a presentation attended by nearly 100 people.*

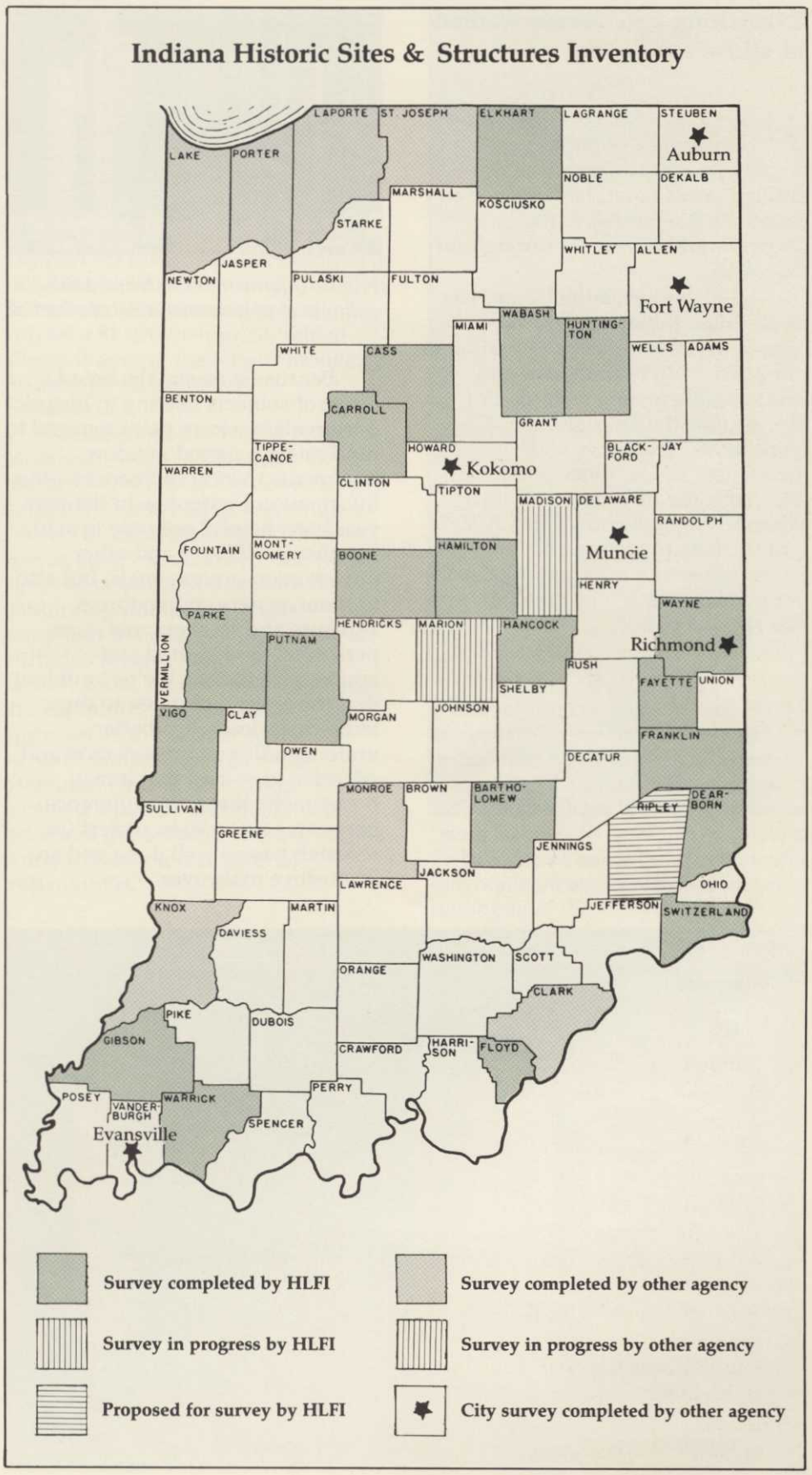
Register of Historic Places. The survey also insures that significant structures and areas will be taken into account by local, state, and federal agencies involved in planning and development projects.

Completion of the state survey will also assist the owners and developers of rehabilitated historic commercial property who apply to the government for certification in order to claim the tax benefits available for such projects. If the survey were complete, the delay and uncertainty that currently accompanies the certification process would be greatly reduced.

In view of the increasing importance of the survey, HLFI in 1982 contracted for a full-time staff position of survey coordinator to oversee and further develop the program. In addition, HLFI finally entered the computer age last year with the purchase of a word processor to facilitate the publication of interim reports. The use of this equipment has significantly reduced publication time and improved the accuracy of the survey reports.

Until 1982, HLFI provided the private matching funds for the survey required by the Department of the Interior grant-in-aid program. However, the increasing cost of these intensive inventories, combined with the expansion of HLFI's other program areas, has demanded that we solicit contributions from individuals and other organizations to meet the match requirement.

HLFI is grateful to Mary O'Brien Gibson (Mrs. John T.) of Washington, DC, president of the board of directors of the Cornelius O'Brien Foundation, for providing funding for the 1982 survey and interim report publication for her native Dearborn County—the first gift we have received for such purposes. In the future, HLFI will continue to seek the support of individuals, corporations, foundations, and local preservation-related organizations to fund this important activity.



PUBLIC INFORMATION

Everything you always wanted to know...

Historic Landmarks Foundation of Indiana's publications, together with the services of our Information Center, have helped to stimulate the growth of the preservation movement throughout the state.

HLFI's Information Center has been called the most complete source of preservation information in the state. With its extensive and continually growing collection of books, reports, journals and periodicals, brochures and newsclips, slides, films, and slide-tape sets, the Information Center responds to questions, loans A-V productions to groups and individuals; and is frequently used for private research by members and the general public.

HLFI takes advantage of opportunities for exposure. Last summer, Indianapolis' Commission for Downtown coordinated a campaign to lend vacant display windows to cultural organizations. Our window in Two West Washington drew attention to preservation's visual and economic contributions to the city.

HLFI's Information Center contains volumes of preservation-related material.

Because it covers the broad range of subjects relating to historic preservation—from paint removal to fund raising; period window treatments to local ordinances—the Information Center has in the past year been helpful not only to staff, members, Affiliates and other preservation professionals, but also to homeowners and restorers, students and teachers, museum personnel, and elected and appointed officials. We're confident that the assistance given to these individuals leads to a better understanding of preservation and adaptive use—and that it may occasionally mean the difference between a restoration project (or research paper) well done and an insensitive makeover.

Spreading the word

HLFI's brochures, announcements, and newsletter, **The Indiana Preservationist,** are often the means by which people become acquainted with the subject of historic preservation in general and the work of HLFI in particular. These frequent and useful publications have also been an important consideration in the decision of local groups to become HLFI Affiliates.

In 1982, HLFI decided to increase the frequency of **The Indiana Preservationist.** With its bimonthly appearance, the newsletter provides more timely coverage of HLFI and Affiliate member programs and events. And the regular contribution of articles by HLFI staff and Affiliate representatives gives the tabloid wider reader appeal and reflects more accurately the state of the preservation movement in Indiana.

As a service to our members and the citizens of Indiana—and to stimulate greater interest and appreciation for our historic architecture—HLFI annually publishes a handsomely-illustrated brochure listing all National Register properties in the state. Last year's brochure, which included more than 330 individual structures and thirty historic districts, received statewide newspaper publicity and wide distribution. HLFI's new technical bulletin, *"Building Move Organizer's Checklist,"* also won a large audience through its appearance in newspapers and national preservation periodicals.

"Love a Landmark—Indiana," HLFI's adaptive use carryall, was a popular new item in 1982. The canvas tote bag, sold exclusively by HLFI, is available to members at a reduced rate.

The publications office is located in HLFI's statewide headquarters in Indianapolis, but it serves our entire organization, having last year produced **The Indiana Preservation Directory,** the marketing brochure for South Bend's Monroe-Sample neighborhood, a monograph on Greencastle's Fleenor Building, the **Dearborn County Historic Sites and Structures Interim Report,** and exhibit flyers and conference brochures for programs offered by the regional offices.

Recognizing achievements

HLFI annually gives the Sandi Servaas Memorial Award to a nonprofit organization, public institution or public agency that has, during the past year, developed and implemented an imaginative and effective program to marshal public support for historic preservation in a neighborhood, community, or region in Indiana. The coveted award carries a $1,000 cash prize, which places it among the largest monetary awards given for historic preservation in the U.S.

Members of the 1982 Servaas Memorial Award Committee loved the first sentence of the nomination submitted on behalf of Huntington Alert: "In the beginning . . . there was apathy." Undaunted, the two-year-old organization mounted a continuing public awareness campaign that is transforming local attitudes toward historic preservation. Huntington Alert won the committee's unanimous approval as the winner of the seventh annual Sandi Servaas Memorial Award. The group received a plaque and the $1,000 prize at a presentation during HLFI's Annual Meeting last April in Indianapolis.

Servaas Award Winners

1976
Lake Court House Foundation, Inc.
Crown Point

1977
"The Hoosier Village: A New Identity?"
Bristol

1978
Auburn Improvement Association, Inc.
Auburn

1979
Bloomington Restorations, Inc.
Bloomington

1980
Kokomo-Howard County Chamber of Commerce
Kokomo
Mayor Russell G. Lloyd
Evansville

1981
Operation Preservation
Fort Wayne

1982
Huntington Alert, Inc.
Huntington

Servaas Award committee members congratulate Huntington Alert's contingent at the 1982 Annual Meeting.

REGIONAL OFFICES

Indianapolis Regional Office

Aided by a staff of two full-time and two part-time employees, and with invaluable help from many dedicated volunteers, the Indianapolis Regional Office [IRO] has assisted in efforts to develop new historic districts, rehabilitate endangered houses, monitor and influence development in historic areas, and create interest in historic preservation.

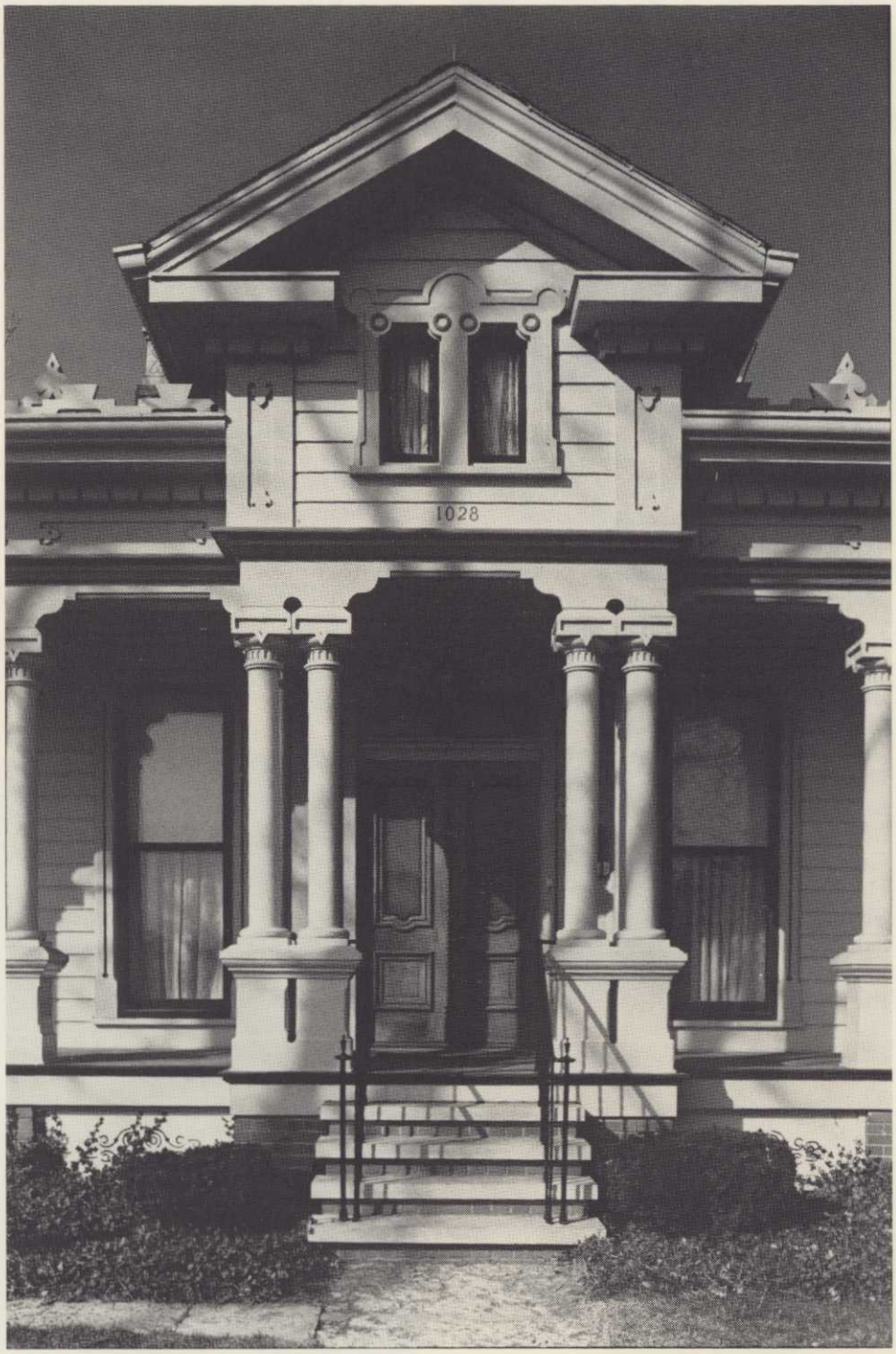
The IRO multiplies its effectiveness in promoting historic preservation in Marion County by forging strong and supportive relationships with over a dozen groups representing historic neighborhoods, community organizations, and city agencies and commissions. The IRO works closely with the Indianapolis Historic Preservation Commission; Historic Indianapolis, Inc., the city-wide preservation advocacy group; and Historic Urban Neighborhoods of Indianapolis, a coalition of historic neighborhood organizations.

This year's successful campaign to limit the expansion and widening of Tenth Street through the historic St. Joseph neighborhood was a joint effort of the affected neighborhoods, the IRO, and Historic Urban Neighborhoods of Indianapolis.

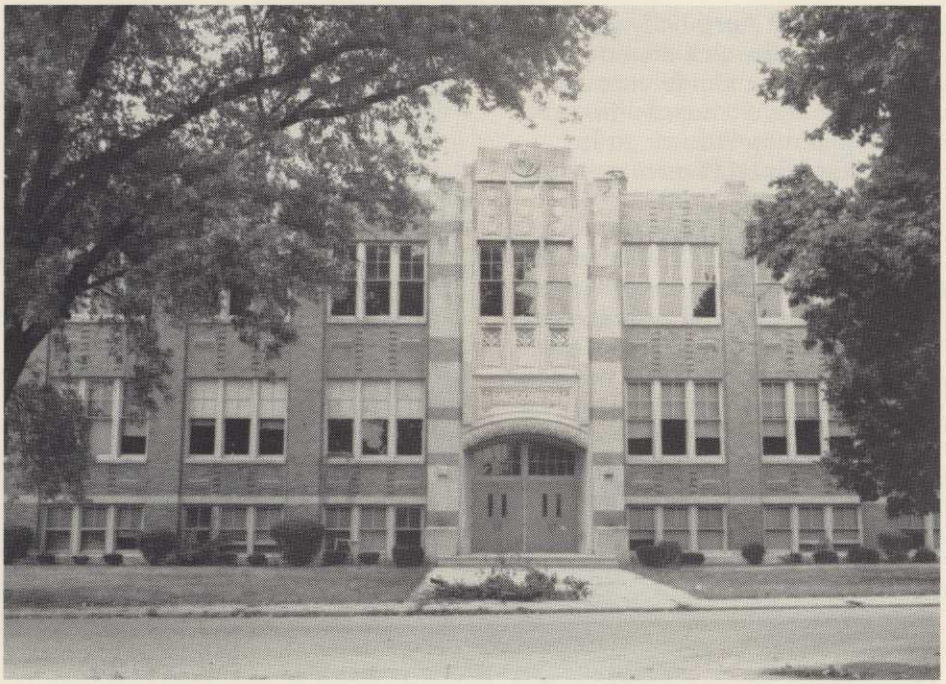
Historic Indianapolis received backing from the IRO in its battle against the proposed demolition of School 80 in Broad Ripple by the Indianapolis-Marion County Public Library. The library recently announced plans to consider another location for the construction of a new Broad Ripple branch, a move that will allow the adaptive use of School 80 as housing. The IRO continues to provide both Historic Indianapolis and the library with studies, plans, and expertise regarding the School 80 situation.

HLFI's Indianapolis Regional Office operates three property intervention funds, represents HLFI on the management committee for the Shawn Grove Memorial Park in the Old Northside, and manages the Kemper House where its office is located.

For the Old Northside Revolving Fund, which is empowered to purchase endangered historic properties in all of Marion County, IRO staff identifies structures for purchase, arranges the purchase and resale, and monitors the condition of buildings following their resale to



The Kemper House, 1028 North Delaware Street, is home to the Indianapolis Regional Office.



There's a good chance that School 80 in Broad Ripple will be saved and adapted as housing, thanks to the efforts of Historic Indianapolis and the IRO.

new owners. The Old Northside Revolving Fund currently owns seven properties in four areas. Through this fund, HLFI has acquired and monitors more than twenty covenant agreements for restoration and long-term maintenance.

The IRO also operates a revolving fund with a current inventory of five houses in the Chatham-Arch Historic District. Following its partnership approach, the IRO last year rehabilitated two houses in the district in conjunction with the city of Indianapolis; Riley Area Revitalization Program, the neighborhood group; and Indiana National Neighborhood Revitalization Corporation, a subsidiary of Indiana National Bank.

The staff of the IRO administers the financial and legal affairs of the Fletcher Place/Fountain Square Revolving Fund, a program initiated with a $50,000 grant from Lilly Endowment. This fund purchases properties in the Fountain Square and Fletcher Place areas on Indianapolis' near southeast side and provides construction funds and renovation expertise to the purchasers of the buildings. In late 1982, the fund orchestrated the move of the William Forsyth House from its endangered location at 1014 Fletcher Avenue to a new location in the Fletcher Place Historic District. The Indiana National Neighborhood Revitalization Corporation assisted in the house moving project.

Since 1975, HLFI has sold the following properties in Indianapolis with restrictive covenants which are designed to preserve the historical value of the structures:

527 East Vermont Street
331-333 North East Street
324 North Park Avenue
619 Lockerbie Street
317-325 North East Street
353 North Park Avenue
544 East New York Street
346 North Park Avenue
623 Lockerbie Street
1224-1226 North Park Avenue
1232 North Park Avenue
Tomlinson House
221 North East Street
329 North Park Avenue
633 Lockerbie Street
528-536 East New York Street
1500 North Delaware Street
520-522 East Michigan Street
516 East Michigan Street
511 North Leon Street
342 North College Avenue
325 North Park Avenue
114 East Ninth Street
2113 West 42nd Street
5745 Fall Creek Road
2054 North Delaware Street
715 Lexington Street
718 East McCarty Street
513 North Leon Street

The home of artist William Forsyth (1854-1935) was scheduled for demolition until the Fletcher Place/Fountain Square Revolving Fund intervened. The home was moved without a hitch to 616 Lexington in the Fletcher Place Historic District and is now for sale.

REGIONAL OFFICES

To publicize the need for preservation of buildings and districts in Marion County, the Indianapolis Regional Office staff and volunteers conduct a variety of on-going and special programs, from walking and bus tours to slide lectures and school presentations on downtown Indianapolis and its neighborhoods. IRO staff and volunteers conduct more than fifty tours and fifty slide talks per year.

Several special events highlight the IRO calendar each year, including the Christmas Candlelight Tour and a series of events in celebration of National Historic Preservation Week in May. A sell-out crowd of nearly 350 people attended the 1982 Preservation Week awards luncheon at The Old Spaghetti Factory in the city's historic Wholesale District.

In January 1983, the IRO sponsored and staffed with volunteers an exhibit of original Currier and Ives prints arranged by L.S. Ayres & Co. Over 5,000 people viewed the exhibit at the company's flagship store in downtown Indianapolis.

The IRO frequently stages or cosponsors educational workshops and conferences. During 1982, the IRO cosponsored a Conserve Neighborhoods Short Course. The course, presented by the National Trust for Historic Preservation, drew participants from throughout the U.S. for a week-long study of neighborhood preservation techniques. In April 1983, the IRO cosponsored the well-attended 3rd Annual Mayor's Conference on Incentives and Standards for Development in Historic Areas.

To inform HLFI members and the public about historic preservation happenings in Indianapolis, the IRO publishes a newsletter, **Preservation Progress-Indianapolis,** as well as flyers and invitations that announce special programs and events with which the IRO is involved.

During consultations and site visits, Indianapolis Regional Office staff give technical assistance and advice to members and the public on appropriate materials and methods for rehabilitating historic structures. On a daily basis, the IRO answers questions and provides information on the history and architecture of local buildings, and on real estate, funding, and the law as it pertains to historic structures.

To kick off Preservation Week 1982, HLFI and several cosponsors hosted an awards luncheon at The Old Spaghetti Factory in the Wholesale District (bottom). Every seat in the recently-opened restaurant was taken for the event, where Mayor William H. Hudnut III (top right) presented an award in the category of "support for historic preservation" to Jon A. Meeks, director of the city's Division of Code Enforcement. A total of eleven awards were presented in five categories.

In addition to the awards luncheon and tours of the Wholesale District, Preservation Week activities included a variety of events staged by neighborhood groups in the city's historic districts. In Woodruff Place, residents, guests and the media turned out for the Mother's Day dedication of a restored gazebo on one of the district's esplanades. John Wyand, president of the Woodruff Place Civic League, and HLFI's Reid Williamson were on hand to publicly thank Mrs. Betsy Toy Hall (center), who funded the restoration project in memory of her mother.

The Indianapolis Regional Office conducts original research to document historic buildings and to support other activities of the office, including revolving fund purchases, slide lectures and walking tours.

IRO staff, supplemented by summer interns and private consultants, also undertakes large-scale research projects to document nominations of buildings and districts to the National Register of Historic Places. Three areas received this type of attention in 1982: Massachusetts Avenue was successfully nominated to the National Register as a historic district, and research leading to National Register nominations is currently underway for the Holy Cross/Westminster and St. Joseph neighborhoods.

The Indianapolis Regional Office is assisted in all of its endeavors by a growing core of volunteers. The Kemper House Volunteer Program, initiated in 1982, currently relies on thirty individuals who contribute their time and talent in one of six areas: special events, education, research, office and clerical staff, fundraising, and Christmas Candlelight Tour.

For the third year in a row, the IRO cosponsored the Mayor's Conference on development incentives in historic areas. The 1983 conference, held in early April at Scottish Rite Cathedral (below), featured Nellie Longsworth, president of Preservation Action, as the luncheon speaker.

REGIONAL OFFICES

Eastern Regional Office

Many buildings in eastern Indiana face a more secure and hopeful future as a result of the work of HLFI's Eastern Regional Office [ERO]. From the ERO's location in HLFI's Huddleston Farmhouse Inn Museum, just west of Cambridge City, a staff of one part-time and three full-time employees supervises our programs and services in a ten-county area. The ERO staff also works closely with nonprofit preservation organizations, historical societies, communities, and museums to increase public awareness and preservation expertise throughout the area.

The ERO encouraged the formation of historic districts in Dublin, Knightstown, Greenfield, Cambridge City, Rushville and Richmond, and participated in drafting the proposed Richmond Historic District Ordinance. The ERO also monitored the progress of the Fayette and Hancock county inventories, a part of HLFI's state survey project.

Three properties in the eastern region have received money from HLFI's Statewide Revolving Loan Fund. The ERO staff lent on-site technical assistance and advice to these projects, as well as to more than sixty other groups and individuals from throughout the region who are working to save and restore structures ranging from a monastery in Oldenburg to a gas works, a piano factory, and a railroad station in Richmond; from the Knightstown Academy in Knightstown and the Riley School in Greenfield to the Guyer Opera House in Lewisville.

HLFI's Huddleston Farmhouse Inn Museum (below), west of Cambridge City, also houses the Eastern Regional Office.

Representatives of the ERO promoted HLFI and the preservation ethic through more than twenty-five presentations to local preservation groups, realtors, historical societies, teachers, and other civic and professional organizations. The office also promotes our work through the **Eastern Regional Office News,** a lively bimonthly newsletter that is sent to all HLFI members in the eastern region as well as to print and electronic media.

In addition to running the ERO, HLFI's staff in Cambridge City supervises the development and operation of the Huddleston Farmhouse Inn Museum. After five years of almost constant construction and restoration work, the farmhouse, barn, springhouse, and smokehouse have been returned to their appearances at specific times in the history of the property. The complex is now open to the public on a regular basis, with a full schedule of summer exhibits and weekly programs staged in the main barn.

The ERO's successes in helping to save important Hoosier landmarks, like the Riley School in Greenfield (above), demonstrates how much can be achieved by fostering a strong network of interested individuals and local preservation organizations.

Workshops and weekly summer programs staged by the museum and ERO staff are designed to entertain as well as educate.

REGIONAL OFFICES

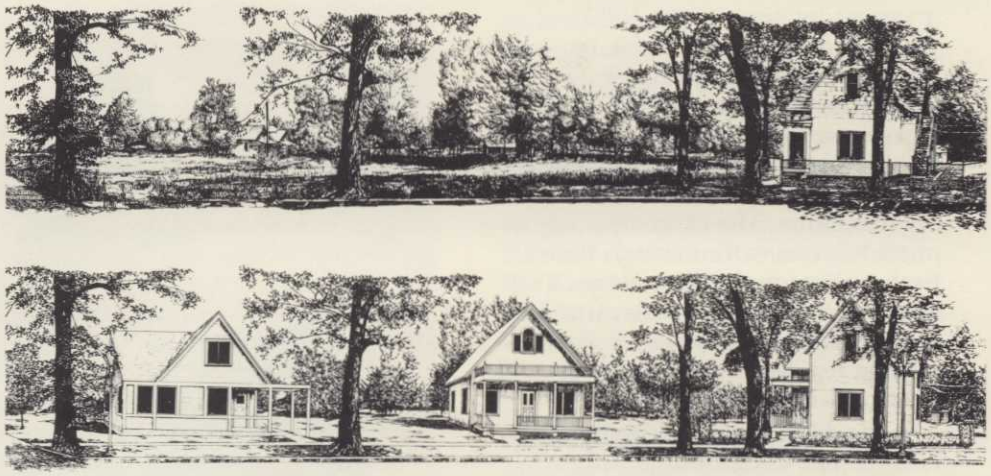
Northern Regional Office

The programs and services offered by HLFI's Northern Regional Office [NRO] reflect the diversity of the region. From our location at 1016 West Washington Street in South Bend, the NRO coordinates HLFI's activities north of the Wabash River. The office also works with municipalities and nonprofit preservation organizations to preserve northern Indiana's historic structures for the benefit and enjoyment of future generations.

Preservationists consider the local preservation ordinance an essential tool in encouraging the stewardship and maintenance of a community's unique qualities. With advice and assistance from the Northern Regional Office, the cities of Logansport, Hammond and Huntington adopted local ordinances to protect their architectural heritage.

Local ordinances are a logical outgrowth of the Indiana Historic Sites and Structures Inventory program. The NRO promoted and monitored the state survey activity in Cass, Huntington, and Wabash counties. As described earlier in this report, inventories identify districts, buildings, sites and objects that possess local, state or national significance in history, architecture, archaeology or culture. These inventories have rightly been called "the basic building blocks" of a preservation program.

In the last two years alone, loans from HLFI's Statewide Revolving Loan Fund saved nine landmark buildings in the northern region from demolition. In addition, the NRO staff lent technical assistance to the owners of one of the state's most architecturally and historically significant private properties. After receiving advice from the NRO regarding the rebuilding of the original wood fence surrounding the property, the owners donated a facade easement to HLFI to ensure the preservation of this unique architectural feature.



The Monroe-Sample brochure depicts South Street as it appears today (top) and as it could look if populated with compatible new houses and historic structures moved from other locations where they were endangered.

Other individuals and local nonprofit preservation organizations also sought advice and assistance from the Northern Regional Office in determining the eligibility of historic buildings for the 25% investment tax credit for certified rehabilitation, in preparing nominations to the National Register of Historic Places, and in determining new uses for old buildings.

When the private sector markets a new residential subdivision, it pulls out all the stops. Colorful, attractive brochures and posters tout the advantages of living in the suburb. Design controls and landscaping amenities are featured. A scale model is often used to facilitate understanding of the total design concept and as an inducement to purchase a house or piece of land.

HLFI's Northern Regional Office applied these conventional concepts to an inner-city revitalization project in South Bend. At the request of the city of South Bend's Department of Redevelopment, the NRO produced an attractive brochure containing architectural renderings of what the Monroe-Sample neighborhood could look like if design controls were applied to rehabilitating existing houses as well as to new construction.

When folded out, the Monroe-Sample brochure becomes a colorful poster. A scale model helps the commercial developer visualize the relationships of the scale, mass, and rhythm of commercial buildings to the residential buildings behind them. It is too soon to tell whether these marketing efforts will pay off. But the city of South Bend is determined to correct the conditions that contributed to the area's decline, and we believe that the NRO's efforts have helped spotlight that commitment.

To heighten awareness of the benefits of historic preservation, particularly in revitalizing central business districts, the Northern Regional Office sponsored day-long programs in Angola, Logansport and Huntington.

In Rensselaer, the NRO lent its support to the town tour program that HLFI operates in cooperation with the Community Assistance Program of Purdue University's Department of Landscape Architecture. The project led to the publication of a report containing a survey of downtown buidings, a comprehensive street tree planting program, and a planting design for the courthouse square.

Western Regional Representative

Although the position of Western Regional Representative is part-time and has existed only since February 1982, HLFI's presence in the western part of the state has led to an increase in preservation visibility and activity. The most important recent preservation project in the region is the restoration of the Fleenor Building on Greencastle's courthouse square. HLFI's Western Regional Representative supervised the restoration of the dilapidated structure, where we currently share an office with Heritage Preservation Society of Putnam County.

The reaction to the Fleenor Building's transformation ranges from uniformly favorable to downright enthusiastic. As a concrete example of what can be done with even a badly deteriorated structure, the Fleenor project has heightened public awareness of preservation and shown its potential as a tool for downtown revitalization.

As a result of this project and diligent efforts of HLFI's Western Regional Representative, a National Register nomination is currently being prepared for Greencastle's courthouse square. HLFI's staff is also working with the city's Quality of Life Committee and other local groups to bolster the downtown by establishing a Main Street Project.

Another property in Greencastle saved through the efforts of HLFI is the Lueteke-Cowgill House. A revolving fund loan enabled Heritage Preservation Society to move the endangered cottage to a lot donated by DePauw University. The house, which was then resold, has been completely restored.

Speakers at the June 1982 dedication ceremony for the Fleenor Building included (left to right) Charles Niehaus, HLFI's Western Regional Representative; Jane Harlan, mayor of Greencastle; Daniel Carmichael, executive director of corporate affairs for Eli Lilly and Company; Reid Williamson, HLFI president; and Richard Ristine, executive vice president of Lilly Endowment.

The restored facade of Greencastle's Fleenor Building (below, "before" and "after") has attracted the attention of townspeople and merchants who are considering similar improvements to some of the other venerable structures on the town's courthouse square.

HISTORIC PROPERTIES

The Waiting Station

Historic Landmarks Foundation of Indiana's elegant statewide headquarters is located in the 1885 Waiting Station of Crown Hill Cemetery in Indianapolis. Less than a century after it was built, the Waiting Station had long since outlived its original function as a gathering place for mourners and had also been surpassed in its subsequent use by a newly-constructed cemetery office. In 1970, HLFI leased the endangered building from the cemetery and restored it for use as our main office.

Today, the Waiting Station is a showcase for the talents of the nineteenth century craftsmen who built it, as well as a tangible, daily reminder to HLFI's staff and visitors of Indiana's outstanding architectural and historical resources.

The Waiting Station
3402 Boulevard Place
Indianapolis, Indiana 46208
Telephone: 317-926-2301

Open: Monday through Friday, 9 a.m.-4:30 p.m.
Closed: Saturday, Sunday and principal holidays.

Kemper House

Today, decked out in its original five-color paint scheme, HLFI's Kemper House shines as one of the finest examples of Victorian architecture in Indiana. But the 1873 landmark had a hard life before HLFI's founder, the late Eli Lilly, purchased it in 1962 to prevent its demolition. Lilly financed and supervised the restoration of the dilapidated house, as well as its redecoration with fine period furnishings, and presented the property to the Episcopal Diocese of Indianapolis.

To ensure the preservation and continued use of the Kemper House, the Episcopal Diocese gave the house to HLFI in 1977. In addition to serving as HLFI's Indianapolis Regional Office, the Kemper House offers three special rooms which represent Eli Lilly's dedication to preserving Indiana's heritage and his personal view of restoration.

Kemper House
1028 North Delaware Street
Indianapolis, Indiana 46202
Telephone: 317-638-5264

Open: By appointment only, Monday through Friday, 9 a.m.-5 p.m.

Closed: Saturday, Sunday and principal holidays.

Nominal donations requested of visitors.

Facilities: Arrangements may be made for groups to visit the house at other times by appointment. Kemper House is a special and attractive location for receptions, meetings and parties, and is frequently rented on evenings and weekends for such occasions. Limited facilities are available for serving catered affairs. Rental fee: $30 (evenings and weekends only).

Morris-Butler House

Since 1964, HLFI has owned the Morris-Butler House, an extravagant Second Empire style mansion built in 1864-65. HLFI completely restored the Old Northside landmark and operates it as a museum of mid-Victorian decorative arts. The management of the house and museum operation is guided by HLFI's Preservation Services department and the six-member Morris-Butler House Advisory Committee. The recently created Morris-Butler House Capital Maintenance Fund guarantees the continued quality of the restoration and furnishings.

The advisory committee, which was established in 1981, assists in interpreting the house to visitors and raises funds for repairs to the house and its furnishings. Committee members also assisted in the recent cataloging and reappraisal of the home's contents, a mammoth but necessary undertaking.

Last year, HLFI and the committee jointly decided to pursue accreditation for the Morris-Butler House by the American Association of Museums [AAM]. The AAM defines accreditation as "the establishment and maintenance of professional standards and the qualitative evaluation of organizations in the light of those standards."

A consultant representing the AAM's Museum Assessment Program spent three days analyzing the Morris-Butler House. The consultant's findings are summarized in a report containing eleven specific recommendations.

HLFI and the advisory committee immediately set to work to fulfill the primary recommendation—the creation of a written mission statement for the house museum to provide a sense of direction and a clear focus for interpretation.

That may seem like a simple task, but in fact it required consideration of many factors—the

unique and significant qualities of the house and its contents; the period to be interpreted; the audience the museum seeks to serve; an analysis of existing services provided by other museums in the area; and the relationship of the house museum to HLFI. A draft is currently undergoing revision.

HLFI is committed to continue maintaining and improving the quality of the Morris-Butler House as it enters its second decade of museum use, and the pursuit of accreditation is a means to that end.

Morris-Butler House
1204 North Park Avenue
Indianapolis, Indiana 46202
Telephone: 317-636-5409

Open: Wednesday through Sunday, 1-5 p.m.

Closed: Monday, Tuesday, and principal holidays.

Nominal donation requested of visitors.

Facilities: Special arrangements may be made for groups to visit the house at other times or to reserve the attractively furnished meeting rooms on the lower level. A spacious kitchen is available for use in catered luncheons and dinners. Rental fee: $50 on evenings and weekends; $25 on weekdays.

Michigan Road Toll House

The Michigan Road Toll House in Indianapolis was built about 1850 on the first road to traverse the length of Indiana. From 1866 to 1892, the occupant of the house collected tolls from travelers, making the house an early form of the modern toll booth used on interstates today.

Through the generosity and efforts of Mrs. Harold C. Ochsner, HLFI acquired the house in 1975. We maintain the house and rent it to a responsible tenant.

Michigan Road Toll House
4702 Michigan Road
Indianapolis, Indiana 46208

Open: Once a year, by announcement.

HISTORIC PROPERTIES

Huddleston Farmhouse Inn Museum

HLFI's Huddleston Farmhouse Inn Museum is one of the most stunning landmarks among the many architectural prizes along the National Road in eastern Indiana. Over the last several years, HLFI has completed much of the restoration work at the 1840s farm complex, and our attention has now shifted to the use and interpretation of the complex where the Eastern Regional Office is located.

In April 1982, HLFI created the new staff position of Programs & Exhibits Coordinator to help explore ways to make the museum more visible and active in the region. Last summer's highly successful exhibit series indicates that we are on the right track.

Three exhibits were presented in the exhibit space in the main barn, including **Indiana 200, America's Architectural Heritage,** and **Timesteps.** The museum staff is preparing four new exhibits for the summer of 1983, including **For the Record,** a commemoration of the fiftieth anniversary of the Historic American Buildings Survey.

In addition to the exhibits, the museum hosted a series of weekly programs ranging from a travelogue on London to a performance by the Chanticleer String Quartet, from a cemetery walk to a slide lecture on the grand mansions of Newport, Rhode Island. Many new visitors came to the Huddleston complex as a result of these inventive programs.

With the help of the Huddleston Volunteer Association, the museum participated in the Cambridge City Home Show last April, Cambridge City Canal Days in September, and Winter Festival in December, an event which drew 300 visitors to the complex. The museum also works closely with the Cambridge City Chamber of Commerce and the Whitewater Valley Junior Historical Society.

With the drafting of a Collections Management Policy, HLFI has taken steps toward fully developing and furnishing the Huddleston complex. The staff has also developed a comprehensive cyclical maintenance schedule for the farmhouse, barn, springhouse, smokehouse and other outbuildings, as well as a plan which redefines how the buildings and spaces at the complex will be used. The staff is currently completing research required for the development of a detailed, room-by-room furnishing plan for the Huddleston Farmhouse.

Restoration work on the Huddleston complex will be completed in 1983, and HLFI is confident that the museum will assume its role as a major cultural resource in eastern Indiana.

Huddleston Farmhouse Inn Museum
(U.S. 40 west of Cambridge City)
P.O. Box 284
Cambridge City, Indiana 47327
Telephone: 317-478-3172

Open: Tuesday through Friday, 10 a.m.-4 p.m. (year around); Sunday, 1-5 p.m. (from May 8 through August)

Closed: Saturday, Sunday (September through May 1); and principal holidays.

Nominal donations requested of visitors.

Facilities: Special arrangements may be made for groups to visit the museum at other times. Meeting and entertainment space is available on both the upper and lower levels of the barn during the summer months. Limited facilities are provided for serving luncheons or dinners in the barn. All public exhibit areas are accessible to the handicapped; handicapped accessible restroom facilities are available only during the summer months. Rental fee: $15, lower level; $35, both levels.

BALANCE SHEET

	8-31-82	8-31-81 (unaudited)
Assets		
Cash and interest-bearing deposits	$ 70,123.14	$ —
Marketable securities (market value: 1982, $9,164,117.44; 1981, $9,085,403.75)	8,759,036.49	8,471,124.52
Accounts receivable and deposits	25,346.85	33,631.23
Notes receivable—Note B	844,738.24	660,857.59
Real estate held for resale—Note C	319,870.23	161,687.32
Property and equipment:		
Land improvements	153,491.66	112,734.02
Furniture	208,794.01	208,053.92
Office equipment	43,161.92	38,306.29
Allowances for depreciation (deduction)	(218,525.12)	(205,558.14)
	186,922.47	153,536.09
Land	136,940.00	136,940.00
Buildings	292,504.58	292,504.58
Restoration costs	648,208.50	687,729.15
Paintings	10,757.48	10,757.48
Net property and equipment	1,275,333.03	1,281,467.30
	$11,294,447.98	**$10,608,767.96**
Liabilities and fund balances		
Accounts payable and accrued expenses	$ 5,651.89	$ 43,525.84
Restricted fund balances—Note D:		
Old Northside Revolving Fund	232,504.08	—
Shawn Grove Memorial Park Fund	48,915.70	64,275.86
Sandi Servaas Memorial Fund	24,186.59	21,834.70
Morris-Butler Capital Maintenance Fund	18,931.38	—
	324,537.75	86,110.56
Endowment fund balance and retained income	10,964,258.34	10,479,131.56
See notes to financial statement.	**$11,294,447.98**	**$10,608,767.96**

Accountants' report

Board of Directors
Historic Landmarks Foundation of
Indiana, Inc.
Indianapolis, Indiana

We have examined the balance sheet of Historic Landmarks Foundation of Indiana, Inc. as of August 31, 1982, and the related statement of income and expenses and fund balances for the year then ended. Our examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the financial statements referred to above present fairly the financial position of Historic Landmarks Foundation of Indiana, Inc., at August 31, 1982, and the results of its operations for the year then ended, in conformity with generally accepted accounting principles applied on a consistent basis.

The 1981 financial statements of Historic Landmarks Foundation of Indiana, Inc., were reviewed by us and our report thereon, dated October 30, 1981, stated that we were not aware of any material modifications that should be made to those statements for them to be in conformity with generally accepted accounting principles. However, a review is substantially less in scope than an audit and does not provide a basis for the expression of an opinion on the financial statements taken as a whole.

Ernst & Whinney
Indianapolis, Indiana
October 28, 1982

NOTES TO FINANCIAL STATEMENT

Note A—Summary of significant accounting policies

Organization: The Foundation has been determined to be a public charity under applicable regulations of the Internal Revenue Service and, accordingly, is exempt from federal and state income taxes and federal excise tax on investment income.

Marketable securities: Marketable securities are carried at cost if purchased or at market value at the date of gift.

Real estate, property and equipment: Real estate, property and equipment are recorded on the basis of cost or at appraised values at the date of gift. Major renewals and betterments are capitalized while expenditures in the nature of normal repairs and maintenance are charged to expense as incurred. Depreciation is not provided on buildings or other property of historical significance. Depreciation on other property and equipment is computed by the straight-line method over the estimated useful lives of the assets.

Note B—Notes receivable

Notes receivable consist primarily of notes obtained in connection with the sale of real estate and loans made to other historic preservation organizations in Indiana. The notes generally bear interest at rates less than the current market rate of interest prevailing at the time the related loans are made. Substantially all the notes receivable are collateralized by mortgages on the related property. The detail of those notes at August 31, 1982, is as follows:

	Amount
Neighborhood Preservation Services, Inc.	$ 10,000.00
Friends of John Finley Crowe House, Inc.	10,250.00
Historic Jasper, Inc.	29,500.00
Terre Haute Civic Improvement, Inc.	25,000.00
Heritage Preservation Society of Putnam County	83,187.54
Heritage Preservation Society of Putnam County	19,000.00
Bloomington Restorations, Inc.	39,000.00
Arch, Inc. of Fort Wayne	19,000.00
Wabash Valley Trust for Historic Preservation	54,000.00
Huntington Alert	11,400.00
Beiger Heritage Corporation	30,000.00
Wabash Marketplace, Inc.	49,000.00
Southold Heritage Foundation, Inc.	50,000.00
Circle Theatre Associates, Inc.	44,500.00
Junior League of Indianapolis, Inc.	30,000.00
Old Northside Revolving Fund:	
1846 Cross Drive, Woodruff Place	18,132.23
1202 North Central Avenue	9,283.24
2054 North Delaware Street	11,590.25
Socialer Turnverein Stock Association	52,194.64
Land contracts:	
2113 West 42nd Street	37,158.66
East Michigan Street properties	35,606.57
Joseph Staub House	120,509.62
325 North Park Avenue	56,425.49
	$844,738.24

Note C—Real estate held for resale

Real estate held for resale as of August 31, 1982, which is all located in Indianapolis, is as follows:

Location	Amount
672 Arch Street	$ 24,666.68
303-305 North East Street	18,768.94
645 East Ninth Street	9,494.61
Wilking Facade	42,229.80
514 East Walnut Street	7,720.50
646 and 652 East St. Clair Street	33,472.27
648 East St. Clair Street	2,635.30
505-507 East Eleventh Street	1,073.00
1450 East Tenth Street	25,000.00
1454 East Tenth Street	42,000.00
1416 North New Jersey Street	31,061.08
534 Fletcher Avenue	37,661.76
540 Fletcher Avenue	3,402.23
550 Fletcher Avenue	8,845.01
1553 North Park Avenue	9,845.01
1223 Broadway	16,420.45
727 McCarty Street	916.55
970 Hosbrook	3,236.25
538 Prospect	1,971.25
	$319,870.23

Note D—Restricted funds

The Foundation reclassified its statement of income and expenses and fund balances during the year ended August 31, 1982, to show combined income, expenses and fund balances of the Foundation's restricted funds. The 1981 financial statements have been reclassified to conform with the 1982 presentation and reflect the Shawn Grove Memorial Park Fund and the Morris-Butler House Capital Maintenance Fund as restricted funds.

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